016.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	901,600 / 901,600
					USE VALUE:	901,600 / 901,600
					ASSESSED:	901,600 / 901,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50	-50A	MARY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JACOBY LYNNE B
Owner 2:	SULLIVAN DANIEL/ DOYLE MEAGHAN
Owner 3:	
Street 1:	50 MARY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JACOBY LYNNE B -
Owner 2:	-
Street 1:	50 MARY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,905 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1939, having primarily Aluminum Exterior and 1728 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4905.000	447,900		453,700	901,600
Total Card	0.113	447,900		453,700	901,600
Total Parcel	0.113	447,900		453,700	901,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 521.76 | /Parcel: 521.7

Legal Description

User Acct 11515

GIS Ref

GIS Ref

Insp Date 05/04/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 016.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	447,900	0	4,905.	453,700	901,600	901,600	Year End Roll	12/18/2019
2019	104	FV	338,300	0	4,905.	482,100	820,400	820,400	Year End Roll	1/3/2019
2018	104	FV	338,300	0	4,905.	351,600	689,900	689,900	Year End Roll	12/20/2017
2017	104	FV	318,200	0	4,905.	306,300	624,500	624,500	Year End Roll	1/3/2017
2016	104	FV	318,200	0	4,905.	260,900	579,100	579,100	Year End	1/4/2016
2015	104	FV	285,200	0	4,905.	255,200	540,400	540,400	Year End Roll	12/11/2014
2014	104	FV	285,200	0	4,905.	209,800	495,000	495,000	Year End Roll	12/16/2013
2013	104	FV	296,100	0	4,905.	199,600	495,700	495,700		12/13/2012

!1398!

PRINT

Date	Time
12/10/20	17:00:41

LAST REV

Date	Time
03/20/19	09:18:47
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1398

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JACOBY LYNNE B,	69792-50		8/18/2017	Convenience	1	No	No		
DOYLE MARY E/ES	64885-258		2/6/2015	Estate/Div	99	No	No		Mary E Doyle D.O.D. 2/23/2013.
	21495-357		10/1/1991		182,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2018	1811	Insulate	8,587	C				
5/2/2011	363	Porch	39,000					EXTEND PORCH 11X6
3/9/1992	66	Manual	1,000					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2009	Measured	372	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	267	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	11515
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4905		Sq. Ft.	Site		0	80.	1.16	1									453,720						453,700	

Total AC/HA: 0.11260 | Total SF/SM: 4905 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 453,720 | Spl Credit | Total: 453,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.25763893
Const Adj.:	0.99732524
Adj $ / SQ:	213.227
Other Features:	114500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	550242
Depreciation:	102345
Depreciated Total:	447897

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

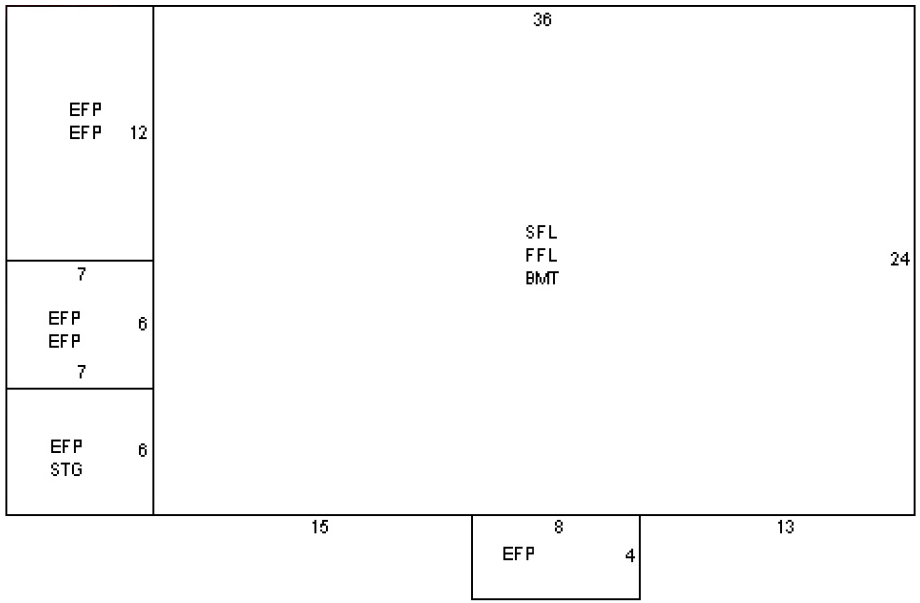
No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	213.23
Special Features:	0	Val/Su Net:	151.32
Final Total:	447900	Val/Su SzAd	259.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	864	63.970	55,268
FFL	First Floor	864	213.230	184,228
SFL	Second Floor	864	213.230	184,228
EFP	Enclos Porch	326	35.480	11,567
STG	Storage	42	10.730	451

Net Sketched Area:	2,960			Total:	435,742
Size Ad	1728	Gross Are	2960	FinArea	1728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

016.0-0004-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	